

Tinicum Township Open Space Commission  
EXPLANATION OF EVALUATION (revised: April 2006)

The point system is a method for quantitatively evaluating properties under consideration. Other qualitative factors including imminent threat of development or potential for delivering neighboring easements will also be considered.

Priority Property listed at highest priority of at least 25% of the property according to Map 16, which reflects the resources on Maps 7 (Water), 11 (Scenic), 12 (Biological Diversity), 13 (Cultural) and 15 (Farmland) in the Open Space Plan.

Priority 1	10 pts
Priority 2	8 pts
Priority 3	6 pts
Priority 4	4 pts
Priority 5	2 pts

Property Size Includes adjacent properties (touching at any point, roads ignored) with common owner. Acres rounded to nearest whole number.

Less than 10 acres	0 pts
10 - 19 acres	2 pts
20 - 39 acres	4 pts
40 - 64 acres	6 pts
65 - 79 acres	8 pts
80+ acres	10 pts

Location relative to other high priority or protected properties

Adjacent to Priority 1 or 2 property	1 pt
Adjacent to currently protected property	2 pts

Ease of Development

From Severe Impediments to Easily Developed 1-5 pts. Consider factors including road frontage, steep slopes or wetlands when evaluating impediments. Consult with the Planning Commission as needed.

Features: Presence of an outstanding feature not recognized on Map 16 for a maximum of 10 points for all features. Links between two protected properties or rare habitats are examples of what could deserve points.

**POINT SCALE FOR TOWNSHIP PURCHASE OF EASEMENTS**

5-9	= 15% of appraised value of easement
10-11	= 20%
12-13	= 25%
14-15	= 30%
16-17	= 35%
18	= 40%
19	= 45%
20	= 50%